

Whitefish River Trails Phases 2 - 5 Environmental Assessment

General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and text). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

- a. A summary of probable impacts and statement of impact for each environmental consideration topic;
- b. A discussion to support the statement of impact;
- c. Referenced sources and citations to support the statement of impact;
- d. If applicable, site specific maps and documentation to support the statement of impact discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the revised Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application process will resume at the same stage of the 60 working day review period that the original application was before the additional information came to light.

Environmental Assessment Contents

There are two major sections to the Environmental Assessment. The first section incorporates the natural systems provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608(3)(a) criteria for public health, safety, and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information. . (Note: Any response to any section not specifically sourced in this report is attributed to the Author of the report.)

Section 1 – Resource Assessment and Impact Criteria Report

a. Surface Water:

- i. Locate on the preliminary plat all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

The Whitefish River Trails Subdivision Phases 2 -5 property is located off of Whitefish Stage approximately 3/4 of a mile north of Rose Crossing. With the exception of the Whitefish River on the eastern edge of Lot 21, there are no surface waters associated with the subject property. The USGS Quad Map does not show any other perennial or intermittent streams on the subject property. The vast majority subject property appears on FEMA FIRM Panel 1420J with a Zone X (Area determined outside of the .02% Annual Chance Floodplain) designation. Only a small ribbon of land along the River in the river bottom area has a 1% change floodplain designation with an approximate Floodplain Elevation of 2938'. The closest build site on lot 21 sits at 3035' (lowest adjacent grade) and is therefore 97 feet above the Base Flood Elevation. See attached Floodplain Panel and Preliminary Plat.

- A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes.

The Whitefish River is located along the very eastern boundary of the subdivision. The cluster subdivision proposes a 42 acre open space lot with one designated building site well outside of the floodplain and 100 feet from the top of the slope that goes down to the river.

- B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems.

There are no artificial water systems such as, canal, ditches, reservoirs, or shared agricultural irrigation systems on the subject parcel. There no artificial water impoundments associated with the property at present. The owner of the property does have an irrigation right and a diversion on the Whitefish River. The pump and water line provide irrigation to the applicants agricultural lands. The owner of the water right will sever and retain the water right.

There is also a water line and pump at the very southern end of the subdivision that is owned by a neighboring property and is

accessed by a ten foot wide easement over the Conservation Land Use property. The proposed subdivision will not impact, alter, or otherwise impact the neighbor's water right (See Preliminary Plat).

The property is not part of an irrigation district or shared irrigation facilities.

- ii. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, and roads) to surface waters.

The Whitefish River is located along the eastern boundary proposed Whitefish River Trails subdivision. The subdivision is utilizing the cluster provisions of the Flathead County Zoning Regulations. As a result of the cluster provisions, the applicants are creating a 42 acre open space lot which includes the entire river front. The sixteen subdivision lots are clustered in a location 3,229 feet from the Whitefish River. The zoning regulations allow one residence on the open space parcel which is limited to the building envelope on the face of the plat. The balance of Lot 21 (open space parcel) will be preserved in open space and covenanted against further subdivision and will be utilized by residents of the subdivision for passive recreation. As a result of the subdivision design, there should be little or no increase in run-off to the river.

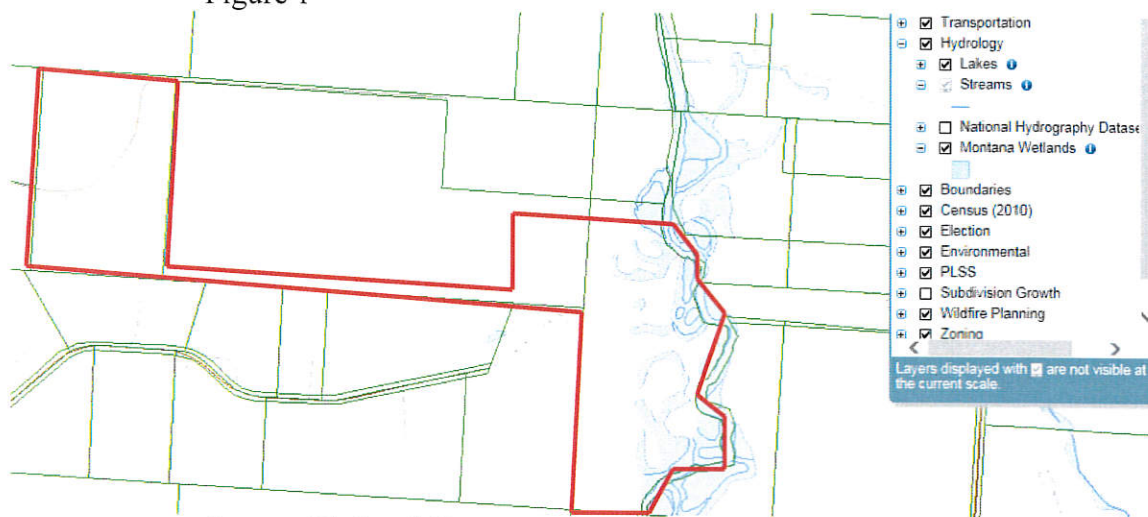
- iii. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat.

The subdivision is designed to keep the subdivision density away from the Whitefish River and establishing an open space parcel along the river and associated sensitive areas. The applicant proposes no stream bank alterations to the Whitefish River bank.

- iv. If wetlands are present, the subdivider shall provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There are wetlands delineated in the GIS National Wetlands Inventory area adjacent to the River and below the bank. However, because the applicant is preserving the River bottoms in open space and prohibiting any development in this area, we did not delineate the wetlands in the field. (See Figure 1). There are no wetlands in the uplands portion of the property. As a result of the subdivision design and the proposed protection of the wetland areas, the proposed subdivision will have no new or increased impact to the wetlands.

Figure 1



Source: Flathead County GIS – Wetland Layer

b. Ground Water:

- i. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum groundwater elevations can be documented.

Environmental Consulting dug 20 test holes on this and the larger holding back in 2009; four of those test holes coincide with the proposed subdivision lots. In December of 2015, twelve additional test holes were dug on the site to correlate with the proposed lots. The 2009 test holes were monitored through the spring of that year and none showed any presence of groundwater. As observed in the testholes, the soils are uniform from lot to lot and therefore the groundwater observations should be uniform as well. See Appendix A for groundwater monitoring data and a description of the soils encountered.

- ii. If determined from subsection (b)(i) above that any area within the proposed subdivision is within eight feet of the surface, the high water

table shall be measures from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment.

According to the results of the test holes done by Environmental Consulting, there is no groundwater within eight feet of the surface on the subject property. (See Appendix A for the Environmental Consulting data)

- iii. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as a result of the subdivision.

The proposed subdivision is not located within a groundwater recharge area. Any of the probable impacts to groundwater quality are associated with the on-site wastewater systems proposed or the stormwater drainage system. The wastewater systems are analyzed in accordance with the Montana Department of Environmental Quality (MDEQ) nondegradation procedures (See Appendix A - Environmental Consulting) The nondegradation analyses shows that calculated phosphorous breakthroughs for the proposed wastewater systems 1540 years and this greatly exceeds MDEQ minimum standards of 50 years. Nitrate levels at the end of the required mixing zones are 1.26 mg/L which is less than MDEQ standards of 5.00 mg/L for conventional wastewater systems.

The stormwater management system is also designed to the MDEQ standards using shallow on-site detention basins. According to the Stormwater management plan, the proposed lots will generate approximately 158 cubic feet of stormwater per residential lot during the two year 24 hour design storm. Shallow road side barrow ditches will address the stormwater generated by the roadways. The subdivision utilizes the cluster standards of the Flathead County Zoning Regulations leaving a large open space parcel down by the River.

c. Geology/Soils:

- i. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity.

The proposed development is located in an area of gently rolling terrain with no steep slopes except for the very eastern edge of the subdivision which runs along the bank of the Whitefish River. The subdivision is designed so that all of the clustered lots are located more than 3,200 feet from the river itself. Only one house and associated accessory structures are allowed on the 42 acre open space lot and the developer has placed a

building envelope on the lot so that the residence would be 100 feet from the top of the bluff. (See attached Preliminary Plat with Topographic survey information prepared by Sands Surveying, Inc.)

The bluff along the Whitefish River has a history of instability and sloughing. For this reason the subdivision limits Lot 21 to a single residential home with a building envelope that is a minimum of 100-feet from the top of the bluff.

- ii. Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above.

The Whitefish River Trails subdivision is a cluster subdivision. As a result, 20 of the 21 lots within Phases 1 -5 are located more than 2,650-feet from the top of the bluff and more than 3,200 feet from the Whitefish River. Only the open space, lot 21, is located on the bluff. Lot 21 is 42 acres in size with a building envelope that restrict the lot to a single family home and allowed accessory structures that is a minimum of 100 feet from the top of the bluff. As a result of this design, the subdivision is not adding any new lots along the bluff but instead transferring density away from the river and the bluff to eliminate potential risk to new development from sloughing.

- iii. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent.

The proposed subdivision is currently in agricultural production. The soils consist generally of three categories: topsoil, silt and sand and silty clay. The testholes indicate that there is no shallow bedrock or any detectable bedrock on the site and that the water table is greater than eight feet. There is only a small portion of the development that has grades that exceed 25 or 40% and this area is located on the eastern most portion of the development which is also proposed as open space. (See attached Preliminary Plat).

- iv. Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations.

Environmental Consulting dug 14 new test holes on the site, in addition to the four testholes from 2009 and documented the soils found in the holes. Based on a review of all soil descriptions and subsequent soil reports, there does not appear to be any significant constraints for proposed building, road or wastewater treatment system construction. (See Appendices A)

- v. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

As the site is almost level, there will not be any cut or fill within the subdivision of depths greater than three feet.

d. Vegetation:

- i. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion.

Over 80% of the 63 acres of property has been in agricultural production for many years. This past year the property was in hay and some alfalfa and winter wheat prior to that. There is a forested area of the property located along the bluff. Along the river bottom there is a grass area for grazing and riparian ribbon along the River. The forested area and the river bottom will continue to be managed in a natural state. No development will occur along the steep bluff area or down in the river bottom. (See Aerial Photo, Figure 2).

Figure 2.



Source: Google Earth

- ii. Identify locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion.

As a productive farm, the property has been under continuous weed management for many years. As with any property in Flathead County, there are some noxious weeds along the edges of fields and around outbuildings. The developer, and future lots owner of Lot 21 along with the Homeowners Association (HOA) will manage the open space by protecting vegetation maintaining the primitive walking trails, and managing weeds. (See Appendix G – Draft CC&R's)

- iii. Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

According to a search by the Montana Natural Heritage Program, there are no critical plant communities on site except at the very south east corner which consists of the upper edge of the Whitefish River bluff. The subdivision is designed to buffer this area along the river with an extensive open space area. All but one of the lots will be located more than a half mile from the River bluff. Only the 42 acre lot 21 is located along the bluff and this lot is limited to a single family house and associated accessory structures by the zoning regulations and the developer has proposed a building envelope to keep the house 100-feet from the edge of

the bluff and significantly further away from the river. (See Appendix B – Montana Natural Heritage Program data)

e. Wildlife:

To write this section of the EA, the wildlife maps prepared by Flathead County GIS with cooperation by Montana FW&P were consulted. The Montana Natural Heritage Program was consulted for Species of Concern data (Plant and animal). Kenneth Breidinger, Fisheries Biologist, of Fish, Wildlife and Parks, was consulted for comment on the subdivision and potential impacts. Mr. Breidinger stated that he supports the clustering concept but reserves the right to comment on the completed EA.

i. Describe species of fish and wildlife which use the area affected by the proposed subdivision.

Whitetail deer and pheasant were witnessed on the property during a site visit. Other species of wildlife that may use the site including: black bear, raccoon, coyote, small mammals, and a diversity of passerine birds. The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a twenty square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are four species of concern sighted in the general area of the subdivision. The species listed are the Great Blue Heron, Westslope Cutthroat Trout, Bull Trout, and Little Brown Myotis (aka Little Brown Bat). The Great Blue Heron and Little Brown Bat appear to have been documented south of the subdivision. The Cutthroat and Bull Trout were documented in the Whitefish River. Assuming bats like trees, rock formations and structures to roost and the trout need the river, the subdivision should mitigate impacts to these species by clustering the density of the subdivision 2,600 feet away from the bluff with the trees and 3,200 feet from the river. The distance of the residential units should lessen or eliminate any negative impacts on those species. The Great Blue Heron hunts in open fields such as that of the proposed subdivision. However, to mitigate impacts to the loss of farm land, the applicant is proposing the agricultural cluster provision to preserve agricultural lands as well as sensitive lands along the River. As a result of the subdivision design and clustering, the subdivision should have minimal or no impact on the Species of Concern. (The full MHP response is included as Appendix B)

ii. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands.

The Whitefish River corridor is a key wildlife corridor and as such, the subdivider proposes a large buffer on the eastern edge of the subdivision. The River corridor is identified on the preliminary plat. The subdivision should mitigate impacts to sensitive species and associated wildlife habitat by clustering the density of the subdivision 2,600 feet away from the bluff with the trees and 3,200 feet from the river.

- iii. Identify rare and endangered species on-site. Describe the impacts and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a twenty square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are four species of concern sighted in the general area of the subdivision. The species listed are the Great Blue Heron, Westslope Cutthroat Trout, Bull Trout, and Little Brown Myotis (aka Little Brown Bat). The Great Blue Heron and Little Brown Bat appear to have been documented south of the subdivision. The Cutthroat and Bull Trout were documented in the Whitefish River. Assuming bats like trees, rock formations and structures to roost and the trout need the river, the subdivision should mitigate impacts to these species by clustering the density of the subdivision 2,600 feet away from the bluff with the trees and 3,200 feet from the river. The distance of the residential units should lessen or eliminate any negative impacts on those species. The Great Blue Heron hunts in open fields such as that of the proposed subdivision. However, to mitigate impacts to the loss of farm land, the applicant is proposing the agricultural cluster provision to preserve agricultural lands as well as sensitive lands along the River. As a result of the subdivision design and clustering, the subdivision should have minimal or no impact on the Species of Concern. (The full MHP response is included as Appendix B)

- iv. Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e., keeping building and roads back from shorelines; setting aside marshland as undeveloped open space).

The proposed Whitefish River Trails subdivision is designed to cluster homes well away from the Whitefish River and the associated River bluff. There is a single 42 acre open space lot that allows a single family residence per the Flathead County Cluster Provisions. The developer is proposing a building envelope on the open space lot that would keep the home at least 100 feet from the bluff and preserve the bulk of this lot as open space. As a result, the trees along the bluff and the riparian

vegetation along the river will be preserved as habitat and help protect these sensitive areas from erosion and degradation of the habitat.

- v. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

A copy of the Whitefish River Trails preliminary plat and short explanation was emailed to Fish, Wildlife, and Parks for comment. Mr. Breidinger responded in an email dated January 7, 2016 stating that he supports the clustering concept by is reserving the right to comment on the finished EA. See Appendix B for FW&P letter.

f. Wildlife Habitat

- i. Proposed subdivisions that are contiguous to urbanized areas are presumed to have minimal impacts of wildlife habitat.

The proposed subdivision is not in the urban confines of Kalispell or Evergreen. The subdivision is located in the Two River Neighborhood Plan area that anticipates urban densities of 2 to 8 dwellings per acres when full utilities are available. The proposed density of Whitefish River Trails subdivision (Phases 1 and 2) is one dwelling per 3.26 gross acres. The proposed density complies with the underlying zoning of SAG-5 and the clustering provisions that allows a fifty percent increase in the gross density.

- ii. Proposed subdivision in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The Whitefish River corridor is a key wildlife corridor and as such, the subdivider proposes a large buffer on the eastern edge of the subdivision. The River and associated corridor is identified on the preliminary plat. The subdivision should mitigate impacts to sensitive species and associated wildlife habitat by clustering the density of the subdivision 2,600 feet away from the bluff with the trees and 3,200 feet from the river.

- iii. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of these species. Describe the impacts(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

As stated previously, the Montana Heritage Program (MHP) provided a search of its records of Species of Concern (SOC) for a twenty square mile area around the proposed subdivision site. According to the Montana Heritage Program, there are four species of concern sighted in the general area of the subdivision. The species listed are the Great Blue Heron, Westslope Cutthroat Trout, Bull Trout, and Little Brown Myotis (aka Little Brown Bat). The Great Blue Heron and Little Brown Bat appear to have been documented south of the subdivision. The Cutthroat and Bull Trout were documented in the Whitefish River. Assuming bats like trees, rock formations and structures to roost and the trout need the river, the subdivision should mitigate impacts to these species by clustering the density of the subdivision 2,600 feet away from the bluff with the trees and 3,200 feet from the river. The distance of the residential units should lessen or eliminate any negative impacts on those species. The Great Blue Heron hunts in open fields such as that of the proposed subdivision. However, to mitigate impacts to the loss of farm land, the applicant is proposing the agricultural cluster provision to preserve agricultural lands as well as sensitive lands along the River. As a result of the subdivision design and clustering, the subdivision should have minimal or no impact on the Species of Concern. (The full MHP response is included as Appendix B).

- iv. Proposed subdivisions on or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impacts(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The Whitefish River corridor is a key wildlife corridor and as such, the subdivider proposes a large buffer on the eastern edge of the subdivision. The River corridor is identified on the preliminary plat. The subdivision should mitigate impacts to sensitive species and associated wildlife habitat by clustering the density of the subdivision 2,600 feet away from the bluff with the trees and 3,200 feet from the river.

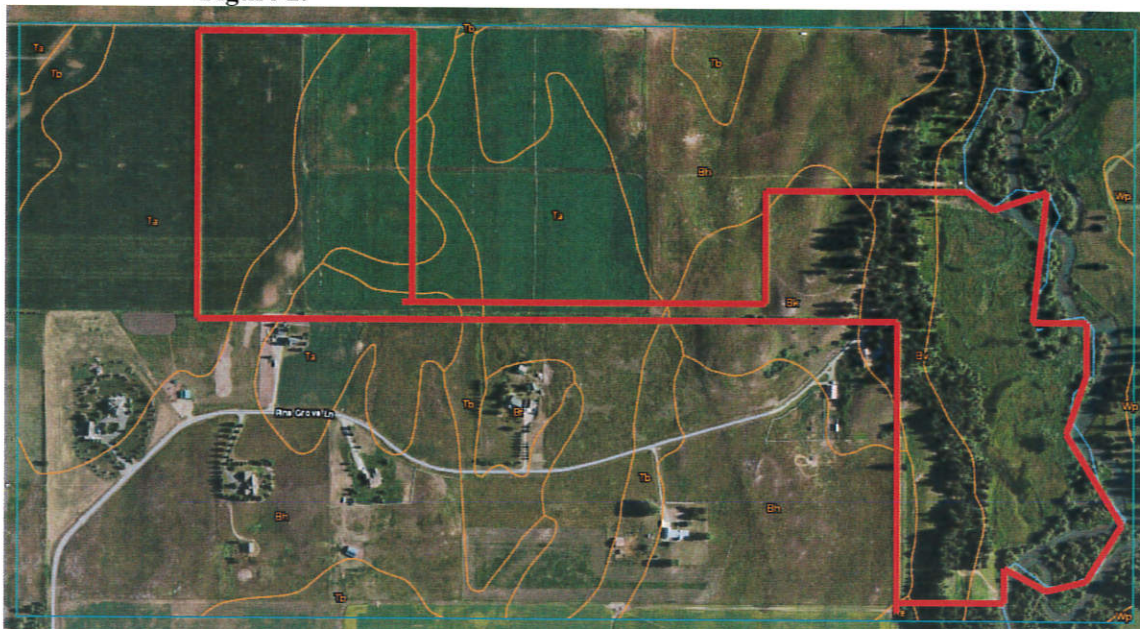
g. Agriculture and Timber Production:

- i. On a sketch map locate the acreage, type and agricultural classifications of soils.

The property is mapped by the 1960 Upper Flathead Valley Soils Survey and it identifies seven different soil types: Blanchard fine sand (Bh), 7-12 % slopes with a Class IVes-1 capability unit rating; Blanchard fine sand (Bk), 12-35 % slopes with a Class VIs-1 capability unit rating; Blanchard very fine sandy loam (Bv), 20-45 % slopes with a Class VIe-1 capability unit rating; Tally, Blanchard, and Flathead (Ta), 0 to 3% Slope with a Class IIs-1 capability rating; and Tally, Blanchard, and Flathead (Tb), 0 to 3% Slope with a Class IIs-1 capability rating; Alluvial Land (Aa) with a capability rating of Class Vw-1; Walters Very Fine Sandy Loam, 0 – 7% Slope, with a Class IIs-1 capability rating. These Class II (Talley, Blanchard, and Flathead) are good soils for dry land farming as there are easily tillable and have “moderately well Supplied” organic material. The IV soils (Blanchard series) are best used for pasture however they are hard to exclude from farming when mixed with the better soils such as the Kalispell Series. The Class VI soils are good for pasture grass to protect the soil from wind erosion. (Source: 1960 Upper Flathead Valley Area Soils Survey)

The attached USDA Natural Resources Conservation Service, Web Soil Survey information is intended primarily for agricultural production (Figure 2).

Figure 2.



Source: USDA Natural Resources Conservation Service, Web Soil Survey and Soils Survey Upper Flathead Valley Area Montana, Issued September 1960.

Map Unit Legend			
Upper Flathead Valley Area, Montana (MT617)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Aa	Alluvial land, poorly drained	49.8	15.6%
Bf	Blanchard fine sand, 0 to 7 percent slopes, wind eroded	3.7	1.1%
Bh	Blanchard fine sand, 7 to 12 percent slopes, wind eroded	116.4	36.5%
Bk	Blanchard fine sand, 12 to 35 percent slopes	17.3	5.4%
Bv	Blanchard very fine sandy loam, 20 to 45 percent slopes	17.3	5.4%
Ke	Kalispell loam, 0 to 3 percent slopes	0.3	0.1%
Ta	Tally, Blanchard, and Flathead soils, 0 to 3 percent slopes	87.3	27.3%
Tb	Tally, Blanchard, and Flathead soils, 0 to 3 percent slopes, eroded	25.9	8.1%
Wp	Walters very fine sandy loam, 0 to 7 percent slopes	1.2	0.4%
Totals for Area of Interest		319.3	100.0%

- ii. Identify and explain the history of any agricultural production of the by crop type and yield.

The property has for many years been in productive agricultural production. This past season, the property was planted in grass for hay production. Due to the drought conditions of 2015, the hay crops were poor in the Flathead.

- iii. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses.

The properties to the south have been subdivided and/or split by exemption into five to ten acre parcels. The lots are no longer farmed commercially but do have some stock primarily horses. The property to the north is in large agricultural tracts and is farmed. The properties to the west and east are split into ranchettes of five to ten acres in size. The subdivision utilizes the cluster provision of the zoning code to create a large open parcel near the river which will continue to provide some buffering to neighboring agricultural uses.

- v. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

The only proportion of the property that is forested is that located along the bluff and down to the River bottoms. This proportion of the development is located in the open space lot and will be protected from thinning or tree removal except in the case that a tree becomes a hazard. Otherwise there will be no tree removal for aesthetics or views. Attached to this subdivision application is a Riparian Resource Management Plan. The RRMP acknowledges the importance of retaining a health root network along the bluff and river bank to hold the erosive soils in place thereby protecting the stability of the bluff and also preserving water quality in the river (See Appendix C).

h. Agricultural Water User Facilities:

- i. On a sketch map or aerial photo, locate any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches, and pump houses on-site or adjacent to the proposed subdivision.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc. The property is not located within an agricultural water

district. There is a pump and water right (Included with Application materials) in the Whitefish River that feeds an irrigation system for subject property and adjacent property also owned by part of the developer group. However the landowner will sever the irrigation rights from the subdivision property and retain them on his adjacent agricultural lands. There is a second pump and water line located on the very southern end of the property. This irrigation system is located within an easement and is solely owned by the neighbor whose land is benefitted by the water right. The preliminary plat shows the locations of the irrigation pumps.

- ii. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impacts(s) and measures which will be taken to avoid or mitigate probable impacts.

There are no shared agricultural water works, canals, irrigation ditches, pump houses etc that will be affected by the proposed subdivision. There are two irrigation systems as described in Section h.i. The first is owned by the member of the development group. This owner will sever the irrigation right from the subdivision property and retain it for his adjacent agricultural lands. The second irrigation system is owned by a neighboring land owner that recently secured subdivision and PUD approval for a Waterski Subdivision. The owner/developer of the waterski subdivision plans to retain his irrigation system and water right for use in the water ski lakes. The proposed Whitefish River Trails subdivision will neither impact nor affect the existing water rights as all easement will be honored

- iii. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water user's facilities with irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate water user impacts

The property is not in an agricultural irrigation district or are there any agricultural irrigation districts or companies in proximity of the subdivision.

- i. Historical Features:

- i. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision.

The subject property is void of any structures. The property has only been used for agricultural production. SHPO was contacted for comment on the first phase of the subdivision. SHPO has no record of any historical or culturally significant use of the subject property.

- ii. Describe any plans to protect such sites or properties.

There are no historic or culturally significant sites or structures so therefore there are no plans for protection. N/A.

- iii. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

The State Historic Preservation Office (SHPO) was contacted regarding any cultural or historic features. SHPO responded (Project # 2015071601, Appendix D) stating that a search of their records did not show any Historic, Archaeological or Cultural sites located on the property. There are no structures on the subject property.

- j. Visual Impact:

- i. Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is located in an agricultural and suburban agricultural neighborhood with lots of 5 to 10 acres on the west and south sides of the development and larger tracts on the north. The project is developed with a clustering provision and the SAG-5 Zoning classification. The clustered lots will preserve agricultural lands and sensitive areas near the river. (See Photos 1 and 2)

Photo - Looking southwest through the subdivision



Photo 1



Photo 2

k. Air Quality:

- i. Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created by roads, and any means to mitigate the impact to air quality.

All subdivision roads within the project will be constructed and paved to County Standards. Whitefish Stage Road is the paved County Road that provides access to the subdivision. All of the roads within the development will be privately owned and maintained. Watering of disturbed areas and tracking pads will be incorporated into the construction contract to lessen the potential of fugitive dust during construction of the subdivision road, ponds, and homes. (See Dust Control Plan, Appendix E)

l. Area Hazards

- i. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

The area along the Whitefish River is located within the 100-year (1% chance) floodplain as delineated on FIRM Panel 1420J dated November 4, 2015. There is also a steeply sloped area along the bluff that overlooks the Whitefish River. There are no home sites or lots proposed on the steep portion of the bluff or down in the 100-year floodplain of the Whitefish River. Lots 1 – 20 of the Whitefish River Trails Subdivision are located

more than 3,200 feet from the River and Lot 21 the open space lot is 42 acres in size with a single building envelope set back 100-feet from the break of the bluff. Otherwise the vast majority of the subdivision lots are located on gently rolling farm land. Based on the BFE provided on FIRM Panel 1420 J and the topographic information on the preliminary plat, the closest building site sits 97 feet above the 100-year flood levels.

- A. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority described probable impact(s) and measures to mitigate the impacts(s), or submit a statement why no impact is anticipated, providing documentation to support the statement.

The property is located within the West Valley Fire District. The property is not mapped as a Wildland Urban Interface. (Flathead County GIS). According to the West Valley Fire Chief, he wants 30,000 gallons of tanker recharge for the subdivision. (Verbal communications with applicant).

- B. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an "Environmental Site Assessment" may be required.

There are no hazardous materials located on the site. The property's historic use was agricultural; there is no indication from walking the property that it was used for heavy industry or mining. There are no super fund sites or hazardous waste sites on or adjacent to the Whitefish River Trails property (MDEQ and NRIS Search).

- C. Describe measures to mitigate any adverse impacts associated with area hazards.

The subdivision is designed to protect the environmentally sensitive areas such as steep slopes and 100-year floodplain by clustering the density of the subdivision thousands of feet from the bluff and river. The 42 acre open space lot along the river provides for a single residential home and associated accessory structures located within a specified building envelope and prohibiting all other development/subdivision. The proposed design will mitigate any impacts posed by steep topography or 100-year floodplain.

Part 2 - Community Impact Report (This portion of the Report was prepared in part with information provided by Carver Engineering)

a. Water Supply:

- i. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population.

Water for domestic consumption and lot irrigation will be provided a series of shared wells. Based on a domestic demand of 320 gallons per day (gpd) per lot, a total of 6,720 gpd will be used to meet the average daily domestic demand. .

If an average of 10,000 ft² of lawn on each single-family lot the DNRC calculations would calculate 12.5 ac/free of irrigation for the 21 lots annually.

The West Valley Fire Department has requested the construction of a 30,000 gallon tanker recharge facility within the subdivision. The tanker recharge will be connected to one of the shared wells for water supply.

- ii. Indicate whether the plans for water supply meets state standards for quality, quantity and construction criteria.

As indicated previously, the water system will consist of shared wells (Two lots per well) which is provided for in the DEQ standards. As the domestic and irrigation use of the subdivision will exceed 35 gallons per minute and 10 acre feet per year, the applicant will need to secure a water right for the proposed subdivision from the DNRC.

Two wells were recently drilled in Phase 1 of Whitefish River Trail.

Environmental Consulting did pull four well logs at the DNRC from nearby properties. The well depths were between 200 and 240 feet deep and the quantities for the prolonged pump test varied between 20 and 50 gpm. Water samples were collected from one of the wells located on property near the proposed subdivision and sent to the Montana Environmental Laboratory the water quality testing. The test results indicate that water quality is of good quality with low nitrates and low dissolved solids (Appendix A).

- iii. If the subdivider proposes to connect to an existing water system:

N/A – The subdivision will not connect to an existing water system as one is not immediately available.

- A. Identify and describe that system.

N/A

- B. Provide written evidence that permission to connect to that system has been obtained.

N/A

- C. State the approximate distance to the nearest main or connection point.

The nearest water main is located 3/4 of a mile to the south (Evergreen Water District) and 1.25 miles to the west (City of Kalispell)

- D. State the cost of extending or improving the existing water to service the proposed development.

N/A – The applicant will not extend Evergreen or Kalispell water to the subdivision.

- E. Show that the existing water system is adequate to serve the proposed subdivision.

N/A.

- iv. If a public water system is to be installed, discuss:

The water system consists of shared wells and therefore a public water system will not be installed to the subdivision.

- A. Who is to install that system and when it will be completed?

The water wells will be installed by the lot owner/contractor when said owner is ready to build. The developer will not be installing the shared wells unless they build the houses on speculation.

- B. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed.

There will be a shared water well agreement required as part of the DEQ approval for each of the shared well. A sample of the water well agreement is included in Appendix A. This agreement creates the framework for the two lot owners to administer there water well and distribution lines. .

- C. Provision of evidence that the water supply is adequate in, quality, and dependability (75-6-102 MCA).

See responses to EA questions: a. Water Supply, i. and ii. above.

- v. If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

Shared water systems are being proposed. Well log data provided in Appendix A indicates that there is adequate water for the proposed subdivision.

b. Sewage Disposal:

- i. Describe the proposed method of sewage disposal and system.

The Whitefish River Trail development proposes the use of individual septic systems for treatment of wastewater. Each lot has been tested for soils, percolation and groundwater. The test hole/groundwater data are included in Appendix A of this EA

- ii. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards.

Based on a total of 17 single-family lots or dwelling units in Phase 2-5, and a maximum peak daily wastewater flow of 350 gallons per day (gpd) per dwelling unit, the total average daily wastewater flow will be 5950 gpd. The test holes are dry and the non-degradation calculations indicate that these will meet the MDEQ standards

- iii. If the development will be connected to an existing public sewer system, include:

The proposed lots in Whitefish River Trails will not be connected to an existing public sewer system.

- A. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision.

N/A

- B. Written evidence that permission to connect to that system has been obtained.

N/A

- iv. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:

The applicants are not proposing a public system.

- A. When the system will be completed, and how it will be financed.

N/A.

- B. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?

N/A.

- c. Storm Water Drainage

- i. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations.

Runoff water from the paved roads in Whitefish River Trails will flow to roadside grassy ditches or swales with gently graded side-slopes to facilitate maintenance by the adjacent homeowners and to provide adequate capacity for short-term storage. The flow lines of these grassy swales will follow adjacent road grades which will be very gently graded generally between 0.50 and 2.00%, with a few short sections that are flatter. No runoff water from new impervious or newly graded and vegetated surfaces will be discharged offsite.

Runoff from the driveways and front or roadside portions of the residences will flow to lawn or landscape areas within the respective lots. The driveways and front lawn and landscaped areas will be graded to drain to the roadside grassy swales. (See stormwater runoff calculations in Appendix A).

- ii. Describe the proposed methods of storm water drainage for other areas of the subdivision, including stormwater calculations.

Each lot will have a shallow depression/swale of approximately 160 cubic feet to capture run-off from the design storm. The lot will be graded at the

time of home construction to provide the depression and positive drainage towards the stormwater facility.

- iii. Identify the mechanism and who is responsible for maintenance of the storm water drainage system.

The individual lot owners will be responsible for runoff water generated on their own properties and for runoff water that flows from their lots onto adjacent lots, onto adjacent rights-of-way. The Homeowner's Association will be responsible all stormwater drainage structures – natural and/or man-made - located within the road rights-of-way.

d. Solid Waste Disposal:

- i. Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for refuse collection and hauling. The landfill is located along U.S. Highway 93 about 5 miles northwest of the subject property.

- A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume.

The Flathead County Growth Policy (2012 Update) provides Solid Waste projection in Chapter 7. According to the Growth Policy, the landfill has a capacity for current and future needs of 29 years if the increase in waste stream grows at 8% annually and 57 years if the waste stream grows at 2%. Based on the estimated capacity remaining as of July 2008, combined with current and projected inflow as well as diversion rates, the Flathead County Landfill is anticipated to reach capacity by 2055. Expanded recycling programs could be instituted within the County to increase the life expectancy of the landfill. In 2011 the Landfill acquired additional property adjacent to the landfill and is looking to acquire more property to provide up to 100 years of life.

- B. A description of the proposed alternative where no existing system is available.

N/A

e. Roads

- i. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads.

The Whitefish River Trails subdivision will develop a road system to provide legal access to all 17 lots of Phases 2-5. The internal road system will be designed and paved to Flathead County Road Standards through to Lot 14 on the preliminary plat. The subdivision road system has a single approach onto Whitefish Stage west of the subdivision via a recorded Easement. (Appendix F) The private roadway from Whitefish Stage through Phase 1 was constructed and paved in 2015. Whitefish Stage is a paved, MDOT maintained, state secondary road.

Lot 21 which is also the open space lot will have a gravel driveway which will not be paved to county standards. The applicants will be requesting a variance for this driveway segment as it only provides farm access to the properties to the east, maintenance of the open space parcel/conservation easement, and will serve the single family residence located on Lot 21. This access will not be open to the public or open for vehicle traffic by the residents of this subdivision.

- ii. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision.

All of the proposed lots have direct access to the internal subdivision road and none of the lots will have direct access to Whitefish Stage or any other road.

- iii. Explain any proposed closure or modification of existing roads.

The proposed subdivision will not alter or close any other road, private or public.

- iv. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

Based on Flathead County Subdivision Regulations and the ITE Trip Generation Manual, each single family residence averages 10 vehicle trips per day. With seventeen new lots, Whitefish River Trail subdivision would generate approximately 170 vehicle trips per day at full build out. The internal subdivision road connects to Whitefish Stage which is a State Secondary Highway and is classified as a collector. The 2014 Traffic by Sections Report prepared by the Montana Department of Transportation

provides the Annual Average Daily Trips (AADT) for the section of Whitefish Stage at 1,340 vehicle trips per day. Collector roads are typically planned for greater volume than existing and proposed with this subdivision. The MDOT granted the Joint Use Approach for Phase 1 of this subdivision. (Appendix F)

- v. Describe provisions considered for dust control on roads.

All roads within the subdivision will be paved. The applicants submitted a dust abatement plan with the proposed subdivision application. (See Appendix E)

- vi. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways.

The owners/developers will be responsible for construction of the new road system within Whitefish River Trails, and following construction and filing of the final plat, the roads will be privately owned and be privately maintained by the Whitefish River Trails Homeowners Association or Road Users Association.

- vii. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully constructed.

Based on Flathead County Subdivision Regulations and the ITE Trip Generation Manual, each single family residence averages 10 vehicle trips per day. With seventeen new lots, Whitefish River Trail would generate approximately 170 vehicle trips per day at full build out.

- viii. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance.

Whitefish Stage is a State Secondary Highway maintained by the MDOT. According to the MDOT traffic count website, in 2014 Whitefish Stage had an annual average daily trip (AADT) county of 1340 trips (Appendix F). Whitefish Stage is a collector road which is designed to handle large volumes of vehicles by funneling traffic from outlying subdivisions to centers of commerce and employment. The proposed subdivision by itself should not increase the maintenance costs on Whitefish Stage.

- ix. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

The new road within the subdivision will be privately maintained by the Whitefish River Trails HOA or Road Users Association. Maintenance includes annual duties such as snow removal as well as long term duties such as asphalt repair and overlays. The Montana Department of Transportation maintains and removes snow from Whitefish Stage.

f. Utilities:

- i. Include a description of:

- A. The method of furnishing electric, natural gas or telephone service, where provided.

Flathead Electric Co-op provides electrical power; CenturyLink provides telephone service; NorthWestern Energy provides natural gas and Spectrum provides cable TV/telephone/internet service.

- B. The extent to which these utilities will be placed underground.

All utilities are installed underground.

- C. Estimated completion of each utility installation.

The project is proposed in four additional phases. The utilities of the first phase will be installed at the time the subdivision is developed which could be the 2016 or 2017 construction seasons.

g. Emergency Services:

- i. Describe the emergency services available to the subdivision such as:

- A. Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?

The proposed subdivision is within the West Valley Volunteer Fire District. The West Valley Substation is located on Whitefish Stage approximately 1/3 of road mile from the subdivision. The subdivision access is designed to County Standards and the development will use install a tanker recharge system as requested by the District.

B. Police protection.

The proposed subdivision will be served by the Flathead County Sheriffs Office. Chapter 7, Part 4, of the Flathead County Growth Policy, states that the Sheriff's Office has six divisions with 118 employees of which 48 are "on the ground" law enforcement officers responsible for the unincorporated portions of the County. The Sheriff's Office runs three shifts in a 24 hour period with 4 to 6 officers on duty each shift.

C. Ambulance service/Medical services.

Ambulance service is provided by the West Valley Volunteer Fire Department which has a station located on Whitefish Stage less than a mile for the subdivision. The volunteer fire department keeps one ambulance in the fire house on Whitefish Stage. Alert service is available and provided by Kalispell Regional Medical Center.

D. Give the estimated response time of the above services.

According to West Valley Volunteer Fire Department (Developer, applicant, met with the West Valley Fire Chief in fall of 2015), the response times for fire or ambulance to the subject subdivision is approximately 10 minutes. The Sheriffs Office is located in Kalispell and response times will depend on whether or not there is a deputy in the area. . The Fire District currently has 30 volunteer members available with backup provided by Evergreen when requested. The Whitefish Stage Fire House has one ambulance, three water pumpers, two engines, and one ladder truck.

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities?

According to the West Valley Fire Chief, provided the subdivision is designed and built to the County Road Standard, fire and ambulance service can be provided to this subdivision with existing personnel. The Flathead County Sherriff's Office provides a standard comment that they can meet the demands of the future growth but response times vary or may be slow depending on where personal happen to be when the call comes in and how many officers are available at the given time.

h. Schools:

- i. Identify the School Districts and describe the available educational facilities which would service this subdivision.

The Whitefish River Trails development lies within the Kalispell School District #5 for K – 8 Grades and the Flathead High School District for grades 9-12. The grade school, Edgerton, is located approximately three miles south of the subdivision on Whitefish Stage. The KMS is located five miles away and the Glacier High School is located approximately four miles away on West Reserve Drive.

- ii. Estimate the number of school children that will be generated from the proposed subdivision.

Using County wide average of 0.31 school aged children per residence. (There were 14,753 students recorded with the Flathead County Superintendent of Schools Office including public, private and home schooled children at the beginning of the 2011 school year. The US Census Bureau 2010 counted 46,963 housing units in Flathead County – 14,753 students / 46,963 housing units = 0.31 students per unit), the 17 lots would generate six (6) students in the schools system.

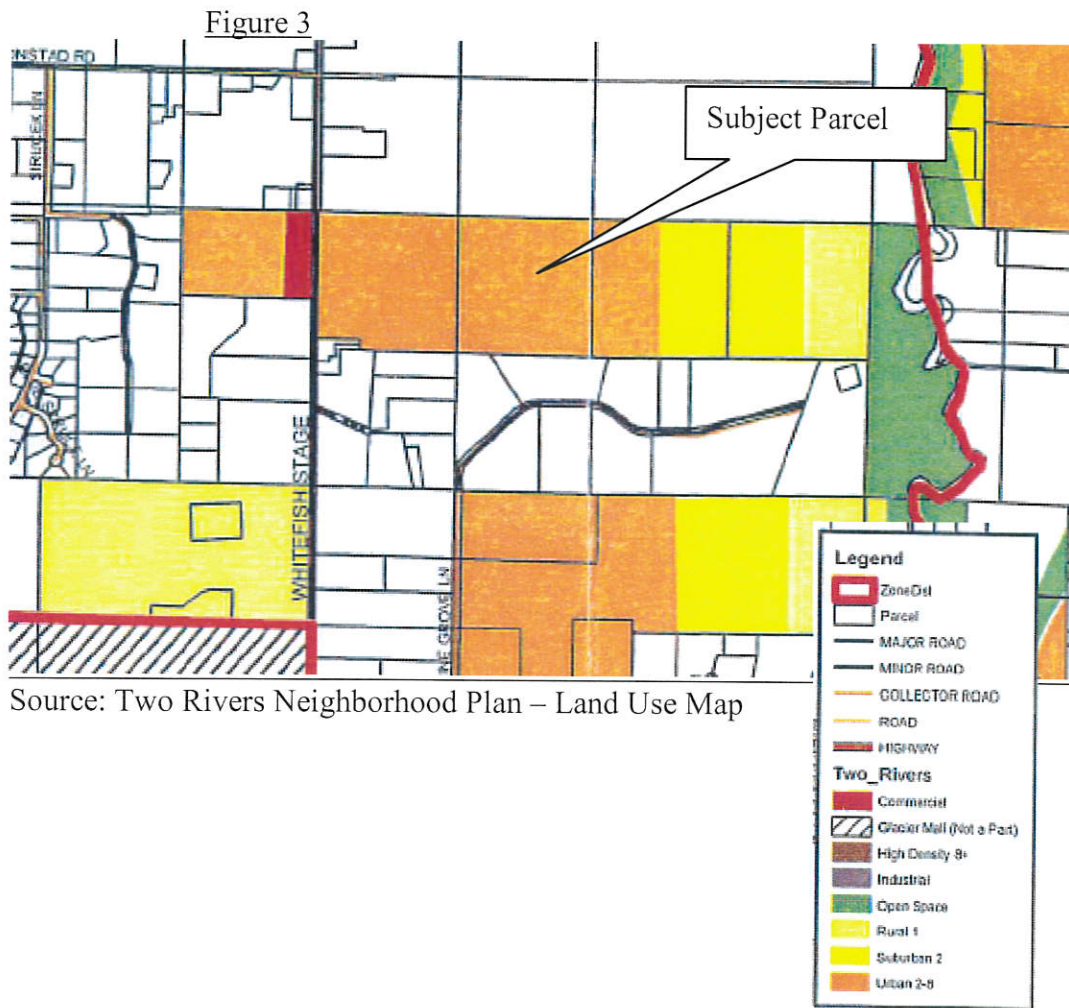
- iii. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

I contacted Mark Flatau, Superintendent, Kalispell Public School District 5, by email on February 10, 2016. Mr. Flatau responded by email on February 16, 2016 stating that due to the size and number of projected students, he did not feel the subdivision will have a significant impact on the School District. (See Appendix D: email correspondence from Darlene Schottle).

i. Land Use:

- i. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed.

The property is zoned in the Highway 93 North Zoning District as SAG-5. The property is also within the Two Rivers Neighborhood Plan (Figure 3) and designated with a density of 2 to 8 units per acre on the portion of the property designated with the clustered lots while Lot 21 the open space lot is designated Rural and open space.



Kalispell is the closest incorporated city to the proposed property but at this time, the property is not considered ripe for annexation as it is more than a mile from City services. .

The following are the applicable Policy Statements from the Two Rivers Master Plan Amendment adopted in June of 2005.

The Two Rivers Master Plan Amendment area is an area appropriate for urban expansion and development. Urban services and utilities will be identified by the County and be required to be available at the time of the first phase of development. No urban services will be required for rural area designations.

The developer of this development is not proposing a change to the existing SAG-5 zoning classification but is using the clustering provisions of the zoning code (5.09 Residential Clustering in the AG and SAG Districts). The developer shared wells and individual septic systems as public water and sewer area more than a mile away.

The residential areas within the Two Rivers Master Plan Amendment should be designated to provide residential density of up to four dwelling units per acre with a higher density allowed with a provision for open space and/or park areas as part of an integrated development plan

The cluster subdivision is creating 20 residential lots (Phases 1 -5) with Lot 21, the open space lot, being 42 acres in size. The density proposed complies with the Section 5.09 of the zoning code.

As development in the area occurs an adequate provision is made for parks, recreation and open space areas that can be used on a regional, community, or neighborhood level.

The subdivision will provide primitive walking trails for owners of the subdivision which provides walking access to the Whitefish River. The 42 acre open space area along the river will preserve the tree line and open space for the visual enjoyment of the subdivision lot owners as well as the neighboring property.

Some of the properties within the Two Rivers Plan amendment area are environmentally sensitive and will require special consideration in order to mitigate potential impacts to groundwater, surface water, and scenic environment. Those mitigation measures shall be identified and made part of the project review process and specific development proposals are considered either by the City or the County.

The Two Rivers Plan Map identified areas along the river as sensitive with a green open space designation. The Whitefish River Trails Subdivision clusters the residential densities more than half a mile from the river frontage while creating a 42 acre open space lot that is limited to a single residential dwelling. As addressed previously in this report, numerous testholes have been dug in and around the development site for the purpose of document the groundwater. A nondegradation analysis is included in the report to address the long term impact of on-site wastewater facilities on the groundwater and nearby surface waters.

A fifty foot minimum setback shall be required from the high water mark of waterways for any structure.

The Whitefish River Trail subdivision clusters the majority of the residential building sites 3200 feet from the Whitefish River. Only Lot 21, the open space lot fronts on the river and the developer is proposing a building envelop that is approximately 800 feet from the river.

- ii. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.).

There are no public lands adjacent to the proposed subdivision. The closest public land ownership is the newly created Pine Grove fishing pond that was developed by the Street family and dedicated to the State of Montana. The fishing site is located approximately 1.4 miles southeast of the proposed subdivision and this park derives its access from Rose Crossing. There is no impact on public lands as a result of this subdivision.

- iii. Describe the effect of the subdivision on adjacent land use.

Property around the proposed Whitefish River Trail subdivision is either suburban residential/agriculture or agricultural. North the proposed subdivision is large tract agricultural lands. To the East are large tract agricultural lands and the Whitefish River. To the west are assorted tract lands ranging in size of 5 to 20 acres. To the south is Morning View Meadows subdivision with five and ten acre tracts, numerous ranchettes tracts and the Preliminary Plat of Rosewater, a 58 lot residential development.

The proposed cluster subdivision utilizes the existing SAG-5 zoning designation and clusters the density to the west end of the holding while preserving a large open space parcel on the east side of the holding along the Whitefish River. Other than the fact that there will be new homes in the neighborhood where previously this was an alfalfa field, the subdivision should have no negative effects on the neighboring parcels as each and every one of them was once a farm field before they converted to a residential tract.

- iv. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

There are no such hazards located on the proposed Whitefish River Trails subdivision.

j. Housing:

i. Indicate the proposed use(s) and number of lots or spaces in each:

A. For residential indicate the type of dwelling unit.

The proposed development will consist of seventeen single family units on seventeen lots. Sixteen of the lots are the cluster lots with an average lot size of 1.3 acres. The seventeenth lot (Lot 21) is 42 acres in size and will have a single residence and permitted accessory structures on the lot.

B. For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).

There are no commercial or industrial uses are proposed within the development.

k. Parks and Recreation Facilities:

i. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Cash-in-lieu of parks is not proposed for the subdivision. The proposed Rosewater subdivision will have 42 acre open space lot that provides the Whitefish River Trails resident's access to the Whitefish River for recreational activities through a primitive trail system. Of the 42 acres 29.9 of those acres are presently protected by a temporary Conservation Easement which will expire in 13 years (See Appendix C). The applicant, through the restrictions of the cluster development, will continue to protect open space once the conservation easement expires.

The PUD provisions of the Flathead County Zoning Regulations does not have a minimum requirement for common area or open space; however, the Flathead County Subdivision Regulations does establish minimum dedications as follows: 11% of the gross area divided into lots of 0.50 or less, 7.5% of the gross area divided into lots of 0.51 acres to 1.00 acres and 5% of the gross area divided into lots of 1.01 acres to 3.00 acres. The proposed Whitefish River Trails plat has 16 lots between 1.01 an 3.00 acres totaling 20.611 acres. The parkland dedication per the Flathead County Subdivision Regulations for Rosewater Subdivision is: $.075(20.611 \text{ ac}) = 1.54 \text{ acres}$. Therefore the open space lot will greatly exceed the parkland requirements.

The applicants meet the dedication requirements as provided for in Section 4.7.26.d.iii of the Flathead County Subdivision Regulations which allows the County to waive parkland dedication when long term protection of wildlife habitat is protected.

l. Public Health and Safety:

- i. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addresses in other sub –sections of the environmental assessment.

Other than those mentioned in this EA, there are no other impacts and therefore mitigations that would impact the Public Health and Safety.

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Date: 2/23/16

EA APPENDICIES

- A. Test Hole, Well Log, Water Sample data, and stormwater drainage data, Environmental Consulting; January 21, 2016. Sample – Shared Water Well Agreement
- B. Species of Concern Data, Montana Natural Heritage Program, September 17, 2012 and email from Montana Fish Wildlife and Parks, Kenneth Breidinger, Flathead West Fisheries Biologist, January 7, 2016
- C. Riparian Resources Plan – Whitefish River Trails, Phase 2 and USDA Conservation Easement
- D. SHPO Letter, July 17, 2015 and School District #5 Email
- E. Dust Control Plan
- F. Access Road Easement (Doc # 201500002812)
- G. Draft CC&R's – Whitefish River Trails Subdivision
- H. MDOT Approach Permit for Phase 1 and 2014 Traffic by Sections Report (page 822) MDOT

MAPS/PLANS

Vicinity
Floodplain (FIRM Panel 1420J)
Phasing Plan
Preliminary Plat